119.0	0002	0024.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	820,500 / 820,500
					USE VALUE:	820,500 / 820,500
					ASSESSED:	820,500 / 820,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
39		LORRAINE TERR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CHALMERS ROBERT D & KRISTIN
Owner 2:	
Owner 3:	
Street 1:	39 LORRAINE TERRACE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	IOAKIMIDIS JOHN S -
Owner 2:	-
Street 1:	39 LORRAINE TERRACE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,807 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1953, having primarily Vinyl Exterior and 2850 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6807.000	383,600		436,900	820,500
Total Card	0.156	383,600		436,900	820,500
Total Parcel	0.156	383,600		436,900	820,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 287.94 | /Parcel: 287.9

Legal Description

User Acct 77044

GIS Ref

GIS Ref

Insp Date 09/04/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 119.0-0002-0024.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	383,600	0	6,807.	436,900	820,500	820,500	Year End Roll	12/18/2019
2019	101	FV	190,100	0	6,807.	443,200	633,300	633,300	Year End Roll	1/3/2019
2018	101	FV	190,100	0	6,807.	330,800	520,900	520,900	Year End Roll	12/20/2017
2017	101	FV	190,100	0	6,807.	299,600	489,700	489,700	Year End Roll	1/3/2017
2016	101	FV	190,100	0	6,807.	287,100	477,200	477,200	Year End	1/4/2016
2015	101	FV	189,100	0	6,807.	243,400	432,500	432,500	Year End Roll	12/11/2014
2014	101	FV	189,100	0	6,807.	231,000	420,100	420,100	Year End Roll	12/16/2013
2013	101	FV	189,100	0	6,807.	219,700	408,800	408,800		12/13/2012

!9260!

PRINT

Date	Time
12/10/20	23:45:38

LAST REV

Date	Time
10/31/19	08:43:59
danam	
9260	

USER DEFINED

Prior Id # 1:	77044
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
IOAKIMIDIS JOHN	65653-245		6/30/2015		531,000	No	No		
IOAKIMIDIS JOHN	61849-540		5/22/2013	Convenience	1	No	No		
TRAVIAS VLASSIS	48087-169		8/31/2006		435,000	No	No		
MATTHEWS LINDA	38171-364		3/4/2003		390,000	No	No		
SULLIVAN KATHLE	29956-82		3/24/1999		267,900	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/25/2018	493	Heat App	1,800	C				
1/12/2018	39	Addition	275,000	O				
6/3/1993	235	Manual	3,000					ALTER STAIRS/WALL/

ACTIVITY INFORMATION

Date	Result	By	Name
10/30/2019	Permit Visit	DGM	D Mann
9/4/2018	MEAS&NOTICE	CC	Chris C
4/13/2009	Measured	372	PATRIOT
11/29/2006	MLS	MM	Mary M
7/22/2003	MLS	MM	Mary M
11/6/2000	Hearing N/C		
2/14/2000	Meas/Inspect	268	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6807		Sq. Ft.	Site		0	70.	0.92	5									436,946						436,900	

Total AC/HA: 0.15627 | Total SF/SM: 6807 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 436,946 | Spl Credit | Total: 436,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1953	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G20	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.12901449
Const Adj.:	0.99989998
Adj $ / SQ:	141.113
Other Features:	75249
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	471297
Depreciation:	87661
Depreciated Total:	383635

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	3	Baths:	1	HB	

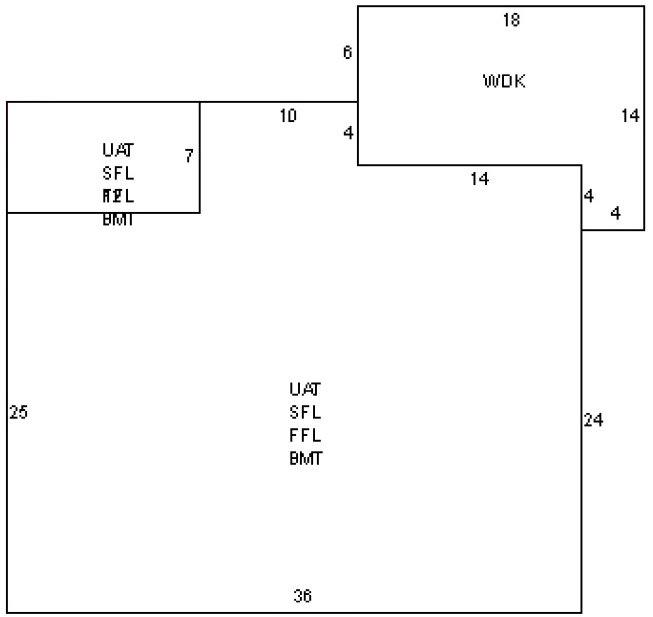
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	3	
Totals			
1	5	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	141.11
Special Features:	0	Val/Su Net:	102.08
Final Total:	383600	Val/Su SzAd	175.00

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,096	63.040	69,086
FFL	First Floor	1,096	141.110	154,660
SFL	Second Floor	1,096	141.110	154,660
UAT	Upper Attic	274	56.450	15,466
WDK	Deck	196	11.100	2,176

Net Sketched Area:	3,758	Total:	
Size Ad	2192	Gross Are	5084
FinArea	2850		

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

119.0-0002-0024.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	